

**TOWN OF EAST WINDSOR
WATER POLLUTION CONTROL AUTHORITY**

Minutes of Meeting of November 28, 2012

Members Present: Paul Anderson, Tom Davis, Jim Barton, Dave Tyler and Chuck Riggott (Alternate)

Members Absent: Peter Pippin

Others Present: WPCF Superintendent E. Arthur Enderle III, Chief Operator Edward Alibozek, WPCA Attorney Vincent Purnhagen, Selectman Richard Pippin, Board of Finance Member Kathy Pippin, WPCF Operator Marc Brennan and Recording Secretary Laura Michael

Time and Place

Paul Anderson, Chairman, called the meeting to order at 7:00 p.m. at the WPCA Administration Building, 192 South Water St, East Windsor, CT

I. Designate Alternate

Mr. Riggott served as a voting member for Mr. Pippin

II. Added Agenda Items

There were no added items.

III. Acceptance of Minutes of October 31, 2012

Motion: To accept the minutes of October 31, 2012.
Barton/Davis
Passed unanimously

IV. Communications

There were no new communications.

V. Visitors

There were no visitors.

VI. Public Participation

There was no public participation.

VII. Receipt of Applications

There were no new applications.

VIII. Approval of Applications

Balch, 248 & 250 South Main St, COM2012-004

Mr. Enderle explained that Town Engineer Len Norton questioned why they weren't connecting to the manhole. Mr. Enderle discussed the comment with Mr. Ussery of JR Russo; but Mr. Ussery didn't have time to address the comment. Mr. Enderle read Mr. Norton's comments to the Board. Due to the 65 day application timeline, the Board felt it was best to deny the application without prejudice.

Motion: To deny without prejudice the application of Jim Balch, 248 & 250 South Main St, COM2012-004.
Barton/Tyler
Passed unanimously

IX. Unfinished Business

Bill Payment Policy

Motion: To authorize the Chairman, or in his absence, the Vice Chairman, to sign off on bills to be paid during the month. The final monthly listing of bills paid to be presented to the Board Members at the next regular meeting.

Tyler/Davis

Passed unanimously

Policy for Collection of Delinquent Sewer User Charges

Mr. Anderson provided a draft of a policy for Board discussion. It explained that it was a policy and would require a Board vote. Mr. Barton explained that he had an issue with the policy. He explained that the Tax Warrant that is issued is a collection process; a demand for payment. Some people can't pay and the only other option is foreclosure. He asked the Board is that really where they want to go. Mr. Barton feels the Board should look at each individually and make a decision before going to foreclosure. Mr. Anderson will revise the last item of the policy.

Motion: To suspend the regular meeting for the purpose of holding the scheduled public hearing.

Tyler/Davis

Passed unanimously

X. Public Hearing Scheduled at 7:30 p.m.

Motion: To open the public hearing for Newberry Village LLC, 5 Mallard Court.

Tyler/Davis

Passed unanimously

There was no one present for Newberry Village LLC, 5 Mallard Court. Mr. Enderle explained that this is an active adult housing unit and half of the FCC has been paid.

Motion: To close the public hearing Newberry Village LLC, 5 Mallard Court.

Tyler/Davis

Passed unanimously

Motion: To resume the regular meeting.

Tyler/Davis

Passed unanimously

XI. Action on Facility Connection Charges

Motion: To impose the Facility Connection Charge as published Newberry Village LLC, 5 Mallard Court.

Tyler/Barton

Passed unanimously

Unfinished Business – continued

Mr. Anderson explained that he attended the Board of Selectman's Meeting to discuss amending the minutes. Mr. Anderson will submit a request in writing for amending the minutes of the Selectman's meeting. He spoke to the recording secretary who has notes but was asked to condense the minutes.

Discussion of Financing and Charges for Wastewater Systems – not discussed

****Attorney Purnhagen arrived at 7:42 p.m.***

Roof Repairs

Mr. Alibozek provided a progress report of the repair with pictures. He explained that there was an issue with the roof and the heating in the grit building and the Board had authorized the repair. Pavers were removed, the area cleaned and a patch installed; it looks like it's helping, but we won't know until there is a rain event. This is a temporary solution. There was a discussion regarding the heating system. The East Windsor Building Official doesn't see an issue with using the radiant heat but the Town Fire Marshal does. Neither has provided an opinion in writing. Mr. Enderle explained they have the option of calling in the State Building Official and the State Fire Marshal. Mr. Barton felt the Town should be able to give an answer as there are rules, regulations and standards. Mr. Alibozek explained they have gotten an impression but nothing in writing; they would like to cover the bases with a written yes or no. Mr. Barton felt they should insist on a valid, written decision from the Building Official and the Fire Marshal based on regulations.

Motion: To suspend the regular meeting for the purpose of holding the scheduled public hearing.
Tyler/Davis
Passed unanimously

XII. Public Hearing Scheduled at 7:45 p.m.

Motion: To re-open the public hearing for Leroy Hospitality, 141 Prospect Hill Rd and BT Properties LLC, 102 Winkler Rd.
Tyler/Davis
Passed unanimously

Mr. Enderle distributed the water readings for Leroy Hospitality, 141 Prospect Hill Rd. He explained that the minutes reflected they would look at the three years follow the purchase of the hotel by Mr. Patel; 2008, 2009 and 2010. Mr. Enderle explained that he went to the hotel and inspected the two water meters and verified the inspection tags. The water runs through both meters but there is no deduct meter. He took the usage for the three year period and deducted the usage of one meter showing usage for the second quarter of 2010. The average use would be 17.9 EDU's; the original connection charge was 16 EDU's. There would be an additional charge of 1 EDU. If the second quarter usage for 2010 is left in, there would be an additional charge of 3 EDU's. Mr. Patel felt he should be given a credit for three years. Mr. Enderle explained there was no deduct meter on the sprinkler system. Going forward, a deduct meter would need to be installed. Mr. Enderle asked if the Board would want to come up with a number that a sprinkler would use over a four month period. It was felt that it was the obligation of Mr. Patel to show what water is not going into the system. Mr. Barton felt they should not take anything off if it can't be verified. Mr. Alibozek explained to the Board the Mr. Enderle has given 2 options; a 1 unit or 3 unit additional charge. Mr. Enderle explained there is no doubt the water went into the irrigation system. Mr. Patel requested that Mr. Enderle look at the 3 years again. Mr. Tyler asked if he could come up with the amount of water that went into the irrigation system; Mr. Barton would like concrete numbers. Mr. Patel explained they water for three hours a day for four months; it is an automated system. Mr. Tyler requested documentation of sprinkler times and the number of sprinkler heads. Mr. Patel will provide this information. He appreciates what the Board has done for him. Mr. Patel requested a continuation of his public hearing.

Mr. Beebe was present for BT Properties, 102 Winkler Rd, Beebe Landscaping. Mr. Enderle explained that he has spoken with Mr. Beebe; he has nursery stock that he is watering. Mr. Enderle suggested that he ask for an extension and install a deduct meter; he believes that people should only pay for what is going into the system. Mr. Beebe requested an extension from the Board and explained that he will have a deduct meter installed. Mr. Enderle asked Mr. Beebe to call him when the meter is installed. He will verify the meter and connections and get a reading. It was explained to Mr. Beebe that the water he uses for truck washing and filling tanks should go through the deduct

meter. It will save him money on his sewer user charge bill. Mr. Beebe thanked the Board. He and Mr. Patel left the meeting at this time.

Motion: To continue the public hearing for Leroy Hospitality, 141 Prospect Hill Rd, until January 30, 2013.
Tyler/Davis
Passed unanimously

Motion: To close the public hearing for BT Properties LLC, 102 Winkler Rd.
Tyler/Davis
Passed unanimously

Motion: To resume the regular meeting.
Tyler/Davis
Passed unanimously

XIII. Action on Three Year Review

Motion: To extend BT Properties LLC, 102 Winkler Rd, for three years for another three year review.
Tyler/Davis
Passed unanimously

XIV. Legal

Attorney didn't have anything new to report.

Unfinished Business - continued FCC Regulation Review & Interpretation

Motion: To remove FCC Regulation Review & Interpretation from the agenda.
Tyler/Davis
Passed unanimously

North Road Sewer Extension Phase II

Mr. Enderle explained that he has reviewed the plans. He expects to go out to in a week or two. A preconstruction meeting will be planned.

Meadow Farms/Hillside Farms

Attorney Purnhagen reported that this is in progress.

Pump Station Issues – not discussed.

Benefit Assessment Policy

Mr. Enderle explained that he and Mr. Anderson have come up with definitions. Mr. Enderle suggested handling the assessments by doing a property review during construction. Information can be gathered while work is going on. Mr. Anderson explained that they can't set up a stack of rules; individual issues come up. Mr. Enderle suggested calling this a procedure; that way it could be easily changed. Mr. Barton explained that some things should be a policy. There should be a formula and a timeline. Mr. Enderle explained that he has archived the Prospect Hill Road information. He will put together procedural notes. Mr. Anderson felt they may have a procedure and a policy.

XV. New Business

Steve Muollo, CT DEEP

Mr. Enderle explained that Mr. Muollo was unable to attend the meeting. He was going to explain the Quality Base Process. He will come to the January 30th meeting or he can come during the day. It was decided a 4 pm meeting would be set up.

Transfers

Motion: Transfer \$1635.00 from Perri Lane STIF Account (2-11-30-0210-9-920) to Pump Station Maintenance (1-11-30-0210-4-438)
Tyler/Barton
Passed unanimously

Motion: Transfer \$409.24 from Perri Lane STIF Account (2-11-30-0210-9-920) to Vehicle Gas & Oil (1-11-30-0210-6-620)
Tyler/Barton
Passed unanimously

Motion: Transfer \$689.55 from the Canyon Ridge Operating Account (2-11-30-0210-6-613) to Pump Station Maintenance (1-11-30-0210-4-438)
Tyler/Barton
Passed unanimously

Motion to Approve Placement of Caveat on Land Records for Three Year Review

Attorney Purnhagen will provide the language to be used for the caveat.

Motion: To approve placement of caveats on Land Record for three year reviews.
Tyler/Barton
Passed unanimously

Attorney Purnhagen left the meeting at 8:49 p.m.

Superintendent's Report – not discussed.

XVI. Payment of Bills

Mr. Barton asked if we were seeing any savings from the electrical incentive program. Mr. Enderle will look at the electric bill to see how much of a savings there is.

XVII. Adjournment

Motion: To adjourn the meeting at 9:02 p.m.
Tyler/Riggott

Respectfully submitted,

Laura Michael
Recording Secretary